099.0	0001	0004.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	700,000	/	700,000
USE VALUE:	700,000	/	700,000
ASSESSED:	700,000	/	700,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		STONE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEATING MICHAEL C & CHARLENE M
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	43 STONE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KEATING MICHAEL C--ETAL -
Owner 2:	KEATING CHARLENE M -
Street 1:	43 STONE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,908 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Wood Shingle Exterior and 1498 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7908.000	239,900		460,100	700,000
Total Card	0.182	239,900		460,100	700,000
Total Parcel	0.182	239,900		460,100	700,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 467.41 | /Parcel: 467.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	64209
GIS Ref	
GIS Ref	
Insp Date	10/30/18

!7997!

PREVIOUS ASSESSMENT

Parcel ID: 099.0-0001-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	239,900	0	7,908.	460,100	700,000	700,000	Year End Roll	12/18/2019
2019	101	FV	199,300	0	7,908.	466,600	665,900	665,900	Year End Roll	1/3/2019
2018	101	FV	199,300	0	7,908.	348,300	547,600	547,600	Year End Roll	12/20/2017
2017	101	FV	199,300	0	7,908.	315,500	514,800	514,800	Year End Roll	1/3/2017
2016	101	FV	199,300	0	7,908.	302,300	501,600	501,600	Year End	1/4/2016
2015	101	FV	187,600	0	7,908.	256,300	443,900	443,900	Year End Roll	12/11/2014
2014	101	FV	187,600	0	7,908.	243,200	430,800	430,800	Year End Roll	12/16/2013
2013	101	FV	187,600	0	7,908.	231,300	418,900	418,900		12/13/2012

PRINT

Date	Time
12/10/20	22:35:27

LAST REV

Date	Time
04/15/20	08:57:15
mmcmakin	

PAT ACCT. 7997

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEATING MICHAEL	74318-178		3/20/2020	Convenience	1	No	No		
	16059-412		3/1/1985		140,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Measured	197	PATRIOT
11/9/1999	Mailer Sent		
10/20/1999	Measured	256	PATRIOT
3/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	64209
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7908		Sq. Ft.	Site		0	70.	0.83	5									460,069						460,100	

Total AC/HA: 0.18154 | Total SF/SM: 7908 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 460,069 | Spl Credit | Total: 460,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	90026
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	347673
Depreciation:	107779
Depreciated Total:	239894

COMMENTS

DORMERS FRONT & REAR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	2	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

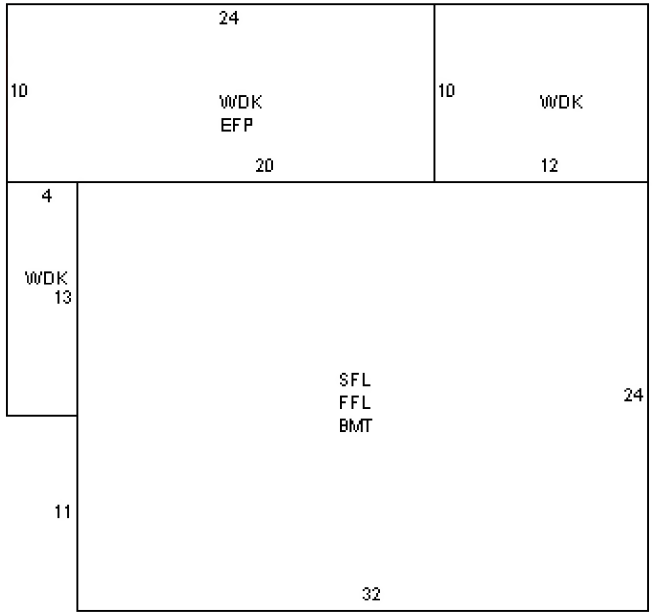
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	82.21
Final Total:	239900	Val/Su SzAd	160.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.520	32,656
FFL	First Floor	768	141.740	108,853
SFL	Second Floor	730	141.740	103,410
WDK	Deck	412	8.430	3,472
EFP	Enclos Porch	240	38.560	9,256
	Net Sketched Area:	2,918	Total:	257,647
Size Ad	1497.5999	Gross Are	2956	FinArea 1498

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 099.0-0001-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						
2	Frame Shed	D	Y	1	13X16	A	AV	1990	0.00	T	23.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total: